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**FILED & ENTERED**

**OCT 17 2023**

CLERK U.S. BANKRUPTCY COURT  
Central District of California  
BY deramus DEPUTY CLERK

Attorneys for *Respondent/Secured Creditor*

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR  
TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR  
STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2005-04

**UNITED STATES BANKRUPTCY COURT**

**CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

In re

JEFFREY S. BEIER,

Debtor.

Case No. 8:23-bk-10898-TA

Chapter 7

**ORDER APPROVING STIPULATION  
TO EXTEND DEADLINE TO FILE AN  
OPPOSITION TO CHAPTER 7  
TRUSTEE’S MOTION FOR ORDER: (1)  
AUTHORIZING SALE OF REAL  
PROPERTY FREE AND CLEAR OF  
LIENS AND INTERESTS PURSUANT  
TO 11 U.S.C. 363(f); (2) APPROVING  
OVERBID PROCEDURES; (3)  
APPROVING BROKER  
COMPENSATION; (4) AUTHORIZING  
DISTRIBUTION OF SALE PROCEEDS;  
(5) DETERMINING THAT THE  
PROPOSED BUYER AND  
OVERBIDDER ARE “GOOD FAITH  
PURCHASERS” UNDER 11 U.S.C.  
363(m); AND (6) WAIVING 14 DAY  
STAY IMPOSED BY FEDERAL RULE  
OF BANKRUPTCY PROCEDURE  
6004(h); DECLARATIONS OF A.  
CISNEROS, BRIAN THOMPSON,  
PROPOSED BUYER, AND  
OVERBIDDER IN SUPPORT  
THEREOF**

DATE: October 31, 2023

TIME: 11:00 a.m.  
CTRM: Via Zoom Teleconference  
  
411 West Fourth Street  
Santa Ana, CA 92701

The Court, having considered the Stipulation to Extend Deadline to file an Opposition to the Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Interests Pursuant to 11 U.S.C. § 363(f); (2) Approving Overbid Procedures; (3) Approving Broker Compensation; (4) Authorizing Distribution of Sale Proceeds; (5) Determining that the Proposed Buyer and Overbidder are "Good Faith Purchasers" Under 11 U.S.C. § 363(m); and (6) Waiving 14 Day Stay Impose by Federal Rule of Bankruptcy Procedure 6004(h) ("Stipulation") filed herein on October 17, 2023 (Docket No.93), and entered into by and between The Bank of New York Mellon FKA the Bank of New York Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-04 ("BONY"), by and through its attorneys of record, Aldridge Pite, LLP, and the Chapter 7 Trustee Arturo Cisneros ("Trustee"), by and through his attorney of record Nathan F. Smith, and good cause appearing therefor,

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3 **IT IS HEREBY ORDERED** that the Stipulation is **Approved** and the deadline for  
4 BONY to file an opposition to the Trustee's Motion for Order: (1) Authorizing Sale of Real  
5 Property Free and Clear of Interests Pursuant to 11 U.S.C. § 363(f); (2) Approving Overbid  
6 Procedures; (3) Approving Broker Compensation; (4) Authorizing Distribution of Sale Proceeds;  
7 (5) Determining that the Proposed Buyer and Overbidder are "Good Faith Purchasers" Under 11  
8 U.S.C. § 363(m); and (6) Waiving 14 Day Stay Impose by Federal Rule of Bankruptcy  
9 Procedure 6004(h) shall be extended to October 20<sup>th</sup>, 2023.

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24 Date: October 17, 2023



Theodor C. Albert  
United States Bankruptcy Judge